

1 BILL NO. R-86-10- 38

2 DECLARATORY RESOLUTION NO. R- 77-86

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
5 under I.C. 6-1.1-12.1 for property  
commonly known as 2504 Getz Road,  
Fort Wayne, Indiana. (Summit City  
Investments, Petitioner).

7 WHEREAS, Petitioner has duly filed its petition dated  
8 October 3, 1986, to have the following described property  
9 designated and declared an "Economic Revitalization Area" under  
10 Division 6, Article II, Chapter 2 of the Municipal Code of the  
11 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-  
12 12.1, to-wit:

13 Part of the Southeast Quarter  
14 of the Fractional Southwest Quarter  
15 of Section 7, Township 30 North,  
Range 12 East, Allen County,  
Indiana, more particularly described  
as follows, to wit:

16 Commencing on the East line of  
17 said Fractional Southwest Quarter  
18 at a point situated 145.65 feet,  
S 00°-30' E (deed bearing and  
is used as the basis for the  
bearings in this description)  
19 from the Northeast corner of  
the Southeast Quarter of said  
Fractional Southwest Quarter;  
20 thence S 87°-17' W, a distance  
of 40.03 feet to a point on the  
West right-of-way line of Getz  
Road; thence S 00°-30' E, on  
21 and along said West right-of-way  
line, being situated parallel  
to and 40.0 feet (measured at  
right angles) Westerly of said  
22 East line, a distance of 484.67  
feet to the true point of beginning;  
thence S 00°-30' E, continuing  
23 along said West right-of-way  
line, a distance of 150.0 feet;  
thence S 89°-42' W, a distance  
24 of 664.5 feet; thence N 01°-01'  
W, a distance of 229.0 feet;  
thence S 81°-48' W, a distance  
25 of 15.0 feet to the Southeast  
corner of a 5.16 acre tract of  
land conveyed to C.L. and E.B.  
26 Schust; thence N 50°-05' E, on  
and along the Southeasterly line  
27 of said 5.16 acre tract, a distance

1                   Page Two

2                   of 626.4 feet; thence N 87°-17'  
3                   E, a distance of 32.55 feet;  
4                   thence S 00°-30' E and parallel  
5                   to said East line, a distance  
6                   of 478.28 feet; thence N 89°-30'  
7                   E, a distance of 165.0 feet to  
8                   the true point of beginning,  
9                   containing 5.691 acres of land,  
10                  subject to all easements of record.

11                 said property more commonly known as 2504 Getz Road, Fort Wayne,  
12                 Indiana;

13                 WHEREAS, it appears that said petition should be pro-  
14                 cessed to final determination in accordance with the provisions  
15                 of said Division 6.

16                 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
17                 OF THE CITY OF FORT WAYNE, INDIANA:

18                 SECTION 1. That, subject to the requirements of Section  
19                 4, below, the property hereinabove described is hereby designated  
20                 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
21                 12.1. Said designation shall begin upon the effective date of  
22                 the Confirming Resolution referred to in Section 3 of this Resolu-  
23                 tion and shall continue for one (1) year thereafter. Said desig-  
24                 nation shall terminate at the end of that one-year period.

25                 SECTION 2. That upon adoption of this Resolution:

26                 (a) Said Resolution shall be filed with the Allen  
27                 County Assessor;

28                 (b) Said Resolution shall be referred to the Committee  
29                 on Finance and shall also be referred to the De-  
30                 partment of Economic Development requesting a re-  
31                 commendation from said department concerning the  
32                 advisability of designating the above designated  
                    area an "Economic Revitalization Area";

                    (c) Common Council shall publish notice in accordance  
                    with I.C. 5-3-1 of the adoption and substance of  
                    this Resolution and setting this designation as an  
                    "Economic Revitalization Area" for public hearing;

1                   Page Three

2                   (d) If this Resolution involves an area that has al-  
3                   ready been designated an allocation area under  
4                   I.C. 36-7-14-39, then the Resolution shall be re-  
5                   ferred to the Fort Wayne Redevelopment Commission  
6                   and said designation as an "Economic Revitalization  
7                   Area" shall not be finally approved unless said  
8                   Commission adopts a resolution approving the peti-  
9                   tion.

10                  SECTION 3. That, said designation of the hereinabove  
11                  described property as an "Economic Revitalization Area" shall  
12                  only apply to a deduction of the assessed value of real estate.

13                  SECTION 4. That this Resolution shall be subject to  
14                  being confirmed, modified and confirmed or rescinded after public  
15                  hearing and receipt by Common Council of the above described re-  
16                  commendations and resolution, if applicable.

17                  SECTION 5. That it is the preliminary intent of Common  
18                  Council to recommend a six (6) year deduction from the assessed  
19                  value of the real property. The length of the deduction will be  
20                  finally determined by Common Council, pursuant to I.C. 6-1.1-  
21                  12.1-3(b), after receipt of the owner's application from the  
22                  County Auditor.

23                  SECTION 6. That this Resolution shall be in full force  
24                  and effect from and after its passage and any and all necessary  
25                  approval by the Mayor.

26                  \_\_\_\_\_  
27                  \_\_\_\_\_  
28                  \_\_\_\_\_  
29                  \_\_\_\_\_  
30                  \_\_\_\_\_  
31                  \_\_\_\_\_  
32                  \_\_\_\_\_  
  
Mark E. Galante  
\_\_\_\_\_  
Councilmember

APPROVED AS TO FORM  
AND LEGALITY

\_\_\_\_\_  
Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by  
seconded by \_\_\_\_\_, and duly adopted, read the second time  
by title and referred to the Committee \_\_\_\_\_ (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne  
Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta,  
seconded by Besnik, and duly adopted, placed on its  
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	—	—	<u>1</u>	—
<u>BRADBURY</u>	✓	—	—	—	—
<u>BURNS</u>	✓	—	—	—	—
<u>EISBART</u>	✓	—	—	—	—
<u>GiaQUINTA</u>	✓	—	—	—	—
<u>HENRY</u>	✓	—	—	—	—
<u>REDD</u>	✓	—	—	—	—
<u>SCHMIDT</u>	✓	—	—	—	—
<u>STIER</u>	✓	—	—	—	—
<u>TALARICO</u>	—	—	—	—	✓

DATE: 10-28-86

SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)  
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. Q-77-86  
on the 28th day of October, 1986,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

James Stier  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 29th day of October, 1986,  
at the hour of 11:00 o'clock A. M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 31 day of October,  
1986, at the hour of 4<sup>th</sup> o'clock P. M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION  
FOR  
"ECONOMIC REVITALIZATION AREA"  
IN  
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Summit City Investments

Site Location: 2504 Getz Road, Fort Wayne, In. 46804

Councilmanic District: 4th Existing Zoning: B-1-B

Nature of Business: A self-storage Facility

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area		X
Urban Enterprise Zone		X
Redevelopment Area		X
Platted Industrial Park		X
Flood Plain		X

Description of Project:

13 buildings containing a total of 62,280 sq. ft. of storage space  
and 1 two story building containing 1200 sq. ft. per floor for  
office space.

Type of Tax Abatement: Real Property X Manufacturing Equipment \_\_\_\_\_

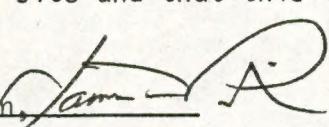
Estimated Project Cost: \$ 900,000.00 Permanent Jobs Created: 3

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 6 year(s).

Comments: Due to the extreme topography of the site it is almost impossible to develop this property for most projects. It is our feeling that this is probably one of the few projects that could work on this site and that this type of facility is needed in Fort Wayne.

Staff James Partin,   
Date 10-22-86

Director Thomas Latchem,  
Date \_\_\_\_\_

RECEIVED  
10-3-86

AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

- Real Estate Improvements  
 Personal Property (New Manufacturing Equipment)  
 Both Real Estate Improvements & Personal Property
- .....

A. GENERAL INFORMATION

Applicant's Name: Summit City Investments

Address of Applicant's Principle Place of Business:

P.O. Box 10644

Fort Wayne, IN. 46853

Phone Number of Applicant: (219) 456-3482

Street Address of Property Seeking Designation:

2504 Getz Road

Fort Wayne, Indiana 46804

S.I.C. Code of Substantial User of Property: \_\_\_\_\_

B. PROJECT SUMMARY INFORMATION:

	YES	NO
Is the project site solely within the city limits of the City of Fort Wayne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the project site within the flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the rivergreenway area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within a Redevelopment Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within a platted industrial park?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the designated downtown area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the Urban Enterprise Zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will the project have ready access to City Water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the project have ready access to City Sewer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? B-1-B

What zoning classification does the project require? A use variance has been granted for this project.

What is the nature of the business to be conducted at the project site? A self-storage facility where residents and small business store personal items and goods.

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? N/A

Current assessed value of Real Estate:

Land	* <u>\$4,500 M/L</u>
Improvements	<u>-0-</u>
Total	* <u>\$4,500 M/L</u>

\* This land has  
been replatted  
and these are  
prorata estim-

ates  
What was amount of Total Property Taxes owed during the immediate past year? \* Approx. \$182.00 for year 1985 pay 1986.

Give a brief description of the proposed improvements to be made to the real estate.

13 buildings containing a total of 62,280 square feet of storage space and 1 two story building containing 1200 square feet per floor for office (down) and apartment (up).

Cost of Improvements: \$ 900,000 estimate

Development Time Frame: Construction will begin October, 1986 and be completed Spring, 1987.  
When will physical aspects of improvements begin? November, 1986

When is completion expected? Spring, 1987

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \_\_\_\_\_

What was amount of Personal Property Taxes owed during the immediate past year? \_\_\_\_\_ for year 19 \_\_\_\_\_.  
Give a brief description of new manufacturing equipment to be installed at the project site.

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Cost of New Manufacturing Equipment? \$ \_\_\_\_\_

Development Time Frame:

When will installation begin of new manufacturing equipment? \_\_\_\_\_

When is installation expected to be completed? \_\_\_\_\_

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? \_\_\_\_\_ 3 \_\_\_\_\_

How many permanent jobs will be created as a result of this project?  
\_\_\_\_\_ 3 \_\_\_\_\_

Anticipated time frame for reaching employment level stated above?  
\_\_\_\_\_ January, 1987 \_\_\_\_\_

What is the nature of those jobs?

\_\_\_\_\_ Resident manager and maintenance team and property manager. \_\_\_\_\_

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

\_\_\_\_\_ There have been several attempts to develop this property with no success. The extreme topography of the site has made it almost impossible to develop any of the intended projects. With a heavy investment in doing the site work, this will be the first project to have any success and quite probably the only substantial development that could ever take place on this site. The success of

In what Township is project site located? \_\_\_\_\_ Wayne \_\_\_\_\_

In what Taxing District is project site located? \_\_\_\_\_ 94 \_\_\_\_\_

this development will lead to future benefits for the community in continuing tax revenues. The development of this project will create substantial and lasting tax revenues from land that, left as it is, may never produce more than nominal revenue. This development will also create jobs that would not otherwise have been available to the community.

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Neil H. Kobi  
1220 Korte Lane  
Fort Wayne, Indiana 46807

Phone Number of Contact Person (219) 456-3482

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Neil H. Kobi  
Signature of Applicant

October 3, 1986  
Date

Neil H. Kobi

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

"ECONOMIC REVITALIZATION AREA"  
PROCEDURE  
FORT WAYNE, INDIANA

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Applicant receives an application for designation of property as an "Economic Revitalization Area"

Application is completed and filed in office of Division of Economic Development; along with application fee

Application is reviewed and Economic Development recommendation is prepared

Law office prepares resolution to designate area and a resolution to confirm designation

Both resolutions are introduced to City Council

Resolution to confirm designation is sent to Committee on Finance

Resolution to designate area is approved

Applicant presents project to Committee on Finance

City Council holds a public hearing

City Council votes on Resolution to confirm designation

Applicant files for deduction of assessed value with County Auditor

County Auditor requests City Council to recommend period of deduction

Law office prepares Resolution for Entitled Deduction

Resolution is introduced to City Council and placed into Finance Committee

Applicant gives update report of project to Committee on Finance

City Council votes on Resolution for Entitled Deduction

Certified copy of Resolution is sent to County Auditor

ZOHRAB K. TAZIAN, P.E. & L.S.  
JOHN C. SAUER, L.S.  
SAM L. FAUST, L.S.



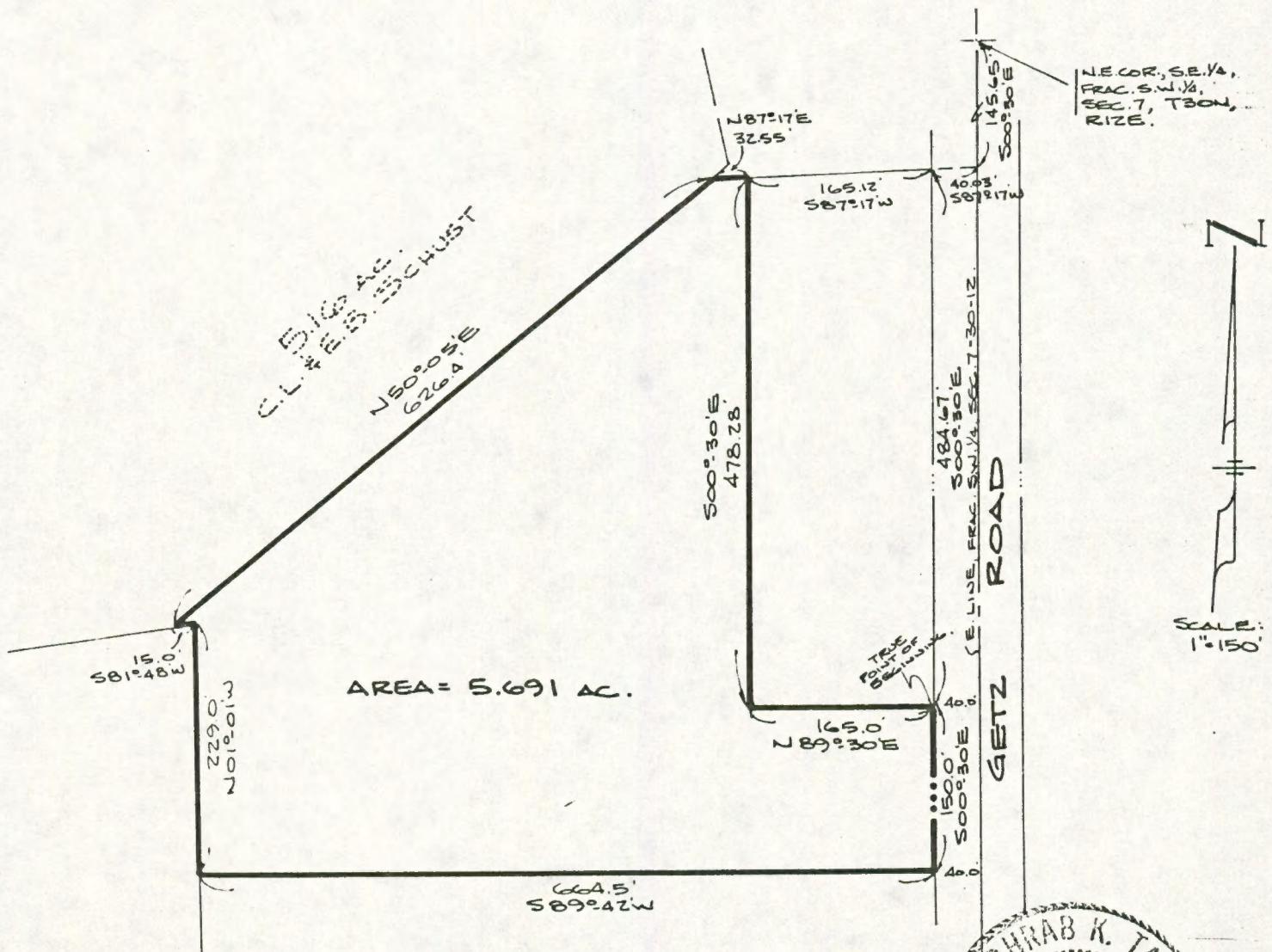
## CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

## **DESCRIPTION OF REAL ESTATE**

Part of the Southeast Quarter of the Fractional Southwest Quarter of Section 7, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Commencing on the East line of said Fractional Southwest Quarter at a point situated 145.65 feet, S 00°-30' E (deed bearing and is used as the basis for the bearings in this description) from the Northeast corner of the Southeast Quarter of said Fractional Southwest Quarter; thence S 87°-17' W, a distance of 40.03 feet to a point on the West right-of-way line of Getz Road; thence S 00°-30' E, on and along said West right-of-way line, being situated parallel to and 40.0 feet (measured at right angles) Westerly of said East line, a distance of 484.67 feet to the true point of beginning; thence S 00°-30' E, continuing along said West right-of-way line, a distance of 150.0 feet; thence S 89°-42' W, a distance of 664.5 feet; thence N 01°-01' W, a distance of 229.0 feet; thence S 81°-48' W, a distance of 15.0 feet to the Southeast corner of a 5.16 acre tract of land conveyed to C.L. and E.B. Schust; thence N 50°-05' E, on and along the Southeasterly line of said 5.16 acre tract, a distance of 626.4 feet; thence N 87°-17' E, a distance of 32.55 feet; thence S 00°-30' E and parallel to said East line, a distance of 478.28 feet; thence N 89°-30' E, a distance of 165.0 feet to the true point of beginning, containing 5.691 acres of land, subject to all easements of record.



I hereby certify on the 29th day of September, 1986 that the above survey is correct.  
Surveyed for: Kobi/Saud (Schust)  
Survey No.: 211

Zohreh K. Tajani



Admn. Appr.

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

Q-86-10-38

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 2504 Getz Road, Fort Wayne, Indiana. (Summit City Investments, Petitioner).

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

EFFECT OF PASSAGE Thirteen (13) buildings containing a total of 62,280 sq. ft. of storage space and 1 two-story building containing 1200 sq. ft. per floor for office space will be constructed on property that is presently undeveloped.

EFFECT OF NON-PASSAGE Opposite of the above.

\_\_\_\_\_

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$900,000.00

\_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_

BILL NO. R-86-10-38

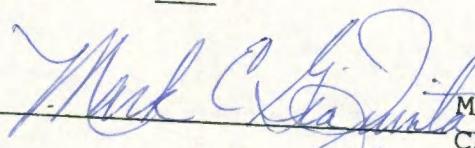
REPORT OF THE COMMITTEE ON FINANCE

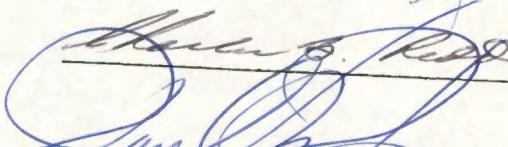
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS  
REFERRED AN ~~ORDINANCE~~) (RESOLUTION) designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly  
known as 2504 Getz Road, Fort Wayne, Indiana (Summit City  
Investments, Petitioner)

HAVE HAD SAID ~~ORDINANCE~~ (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~ORDINANCE~~  
(RESOLUTION)

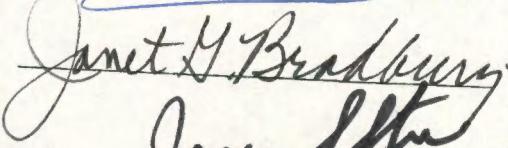
YES

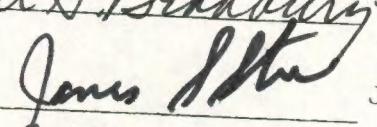
NO

  
MARK E. GIAQUINTA  
CHAIRMAN

  
CHARLES B. REDD  
VICE CHAIRMAN

  
PAUL M. BURNS

  
JANET G. BRADBURY

  
JAMES S. STIER

CONCURRED IN

10-28-86

SANDRA E. KENNEDY  
CITY CLERK